

MIXED-USE DEVELOPMENT STANDARDS



COMMUNITY WORKSHOP #2 | JAN. 27, 2018



CITY OF BURBANK

MIXED-USE DEVELOPMENT STANDARDS



WORKSHOP OBJECTIVES

- Provide an overview of the project and process.
- Identify preferred neighborhood amenities and building frontages in 3 Planning Areas.
 - *What neighborhood amenities should be included?*
 - *What should the building and sidewalk look like at the street?*



AGENDA

- 9:15 – 9:35 am Project Overview and Introduction
 - Lindsay Hagan, City of Burbank Planning
 - David Sargent, Sargent Town Planning
- 9:35 – 9:55 am Activity 1: Neighborhood Amenities
- 9:55 – 10:15 am Building Frontage Types
- 10:15 – 11:40 am Activity 2: Identify Building Frontage Types
- 11:40 – 12:00 pm Next Steps

STAY INVOLVED!

The screenshot shows the City of Burbank website. The top navigation bar includes links for Calendar, News, eNotify Me, Employment, FAQ, Codes & Documents, Watch, and Live Streaming. The main navigation menu has links for Home, About Us, What's New, Residents, Business, Visitors, Departments, and I Want To... The left sidebar contains a 'Community Development' menu with sub-items like Building, Planning, Contact Us, Application Information, Zoning Information, Meeting Agendas, Current Planning, Historic Preservation, Long-Range Planning, Mixed Use Development Standards (highlighted), Burbank Neighborhood Design, Historic Signs, Burbank2035 General Plan, North San Fernando Boulevard Master Plan, Downtown Development Standards, Wireless Telecommunications Ordinance, Rancho Neighborhood Planning, Visual Preference Survey, and Small Lot Subdivisions. The main content area is titled 'MIXED USE DEVELOPMENT STANDARDS' and includes a breadcrumb trail: Departments > Community Development > Planning > Long-Range Planning. Below the title are links for Print, Feedback, Share & Bookmark, and Font Size. The text explains that Burbank 2035 establishes a long-term vision for the city, identifying actions to update Zoning and Specific Plan Area regulations. It mentions the Planning Division is developing Citywide Mixed-Use Development Standards for consideration in key Specific Plan Areas, including the Burbank Center Plan (Downtown), the Media District, and the proposed Golden State Specific Plan (currently in development). The project is funded by a Strategic Growth Council-Sustainable Communities Planning Grant from the Southern California Association of Governments (SCAG) with assistance from a consultant team: Sargent Town Planning, Lisa Wise Consulting, and Studio One Eleven. A map titled 'MIXED-USE DEVELOPMENT STANDARDS STUDY AREAS' shows three highlighted areas: Golden State Plan (orange), Burbank Center Plan (Downtown) (blue), and Media District Plan (green). A north arrow is present in the bottom right of the map. Below the map is a 'PURPOSE' section with the following text: 'Creating Mixed-Use Development Standards will provide clear and consistent development standards that can facilitate mixed residential-commercial developments in key areas of the City, while creating vibrant neighborhoods with quality design, walkability, and compatible uses. Developing uniform standards will provide clear guidance to project applicants and architects early in the development review process, highlighting community expectations for mixed-use development, and provide appropriate standards for a mix of uses.'

Visit the City's webpage:

<http://www.burbankca.gov/mixeduse>



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MIXED-USE DEVELOPMENT STANDARDS



WHAT IS MIXED-USE?

A place that incorporates two or more uses:

- Residential
- Commercial
- Cultural
- Institutional
- Industrial



WHAT IS THIS PROJECT?

- **Creating design standards** for mixed-use development in key planning areas. Standards may describe:
 - *Building frontage at the street*
 - *Neighborhood amenities*
 - *Public Spaces*
 - *Design*
 - *Pathways and Sidewalks*
 - *Landscaping and Trees*
- **A Zoning Text Amendment** to Title 10 (Zoning) of the Burbank Municipal Code.

WHY DO THIS?

- There are **no design standards today** for mixed-use development.
 - Projects reviewed on a case-by-case basis
 - Use two standards for two different zones
- **Burbank 2035** supports sustainable, walkable neighborhoods, which can be implemented with mixed-use places.



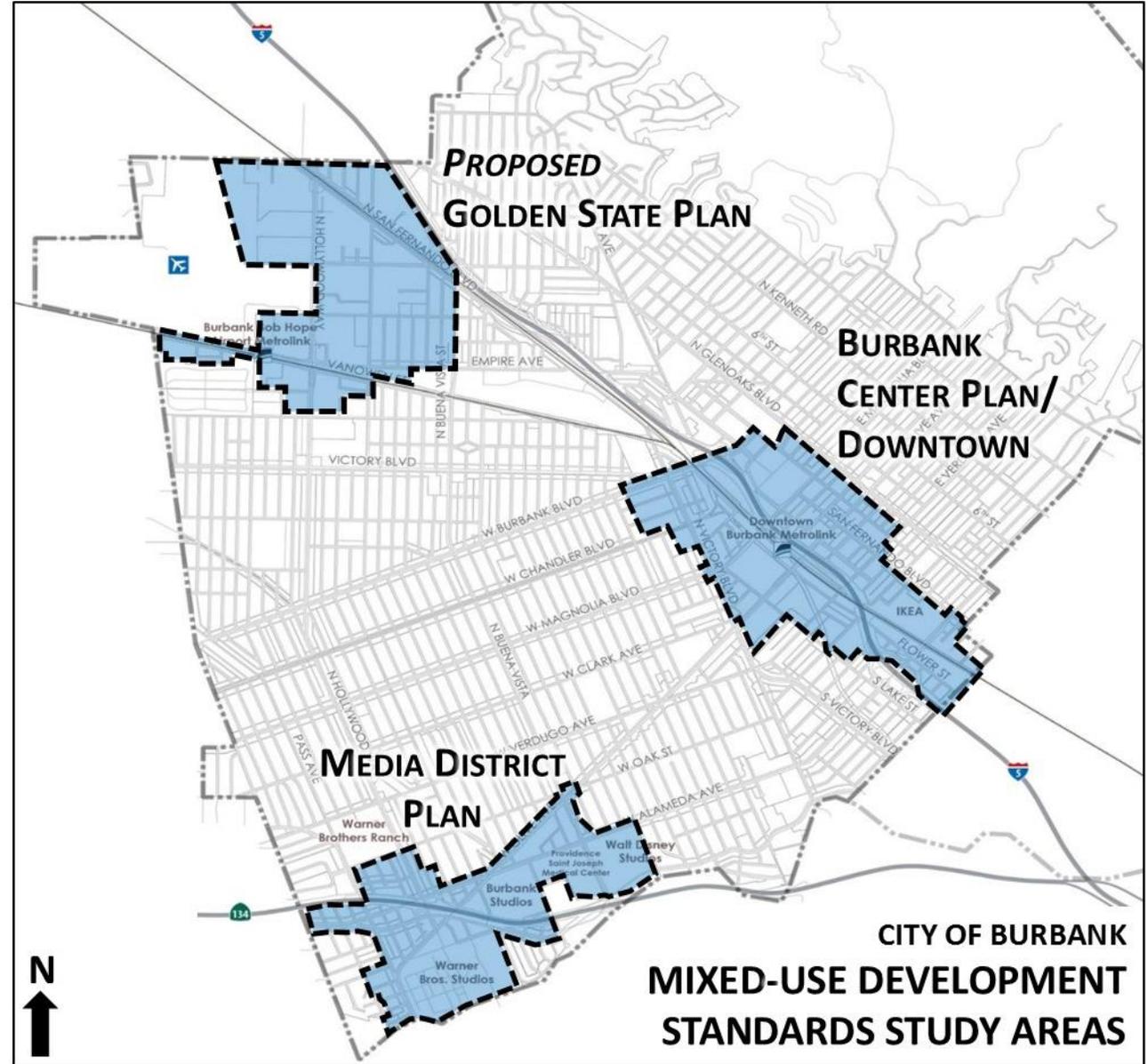
STUDY AREAS

- Focus on **Specific Plan Areas:**

- Burbank Center Plan
- Media District Plan
- Golden State Plan (*proposed*)

- This ***does not*** include:

- Changes to land uses, building heights, parking standards, etc.
- Existing Corridors: *Olive Avenue, Magnolia Blvd., and Burbank Blvd.*



RESPONSIBLE DEVELOPMENT

Mixed-use can help support responsible development:

- Preserve and protect single-family residential neighborhoods
- Focus development in major commercial districts
(*Downtown, Media, Golden State*)
- Support housing and job opportunities
- Create vibrant, sustainable neighborhoods

WHY CREATE STANDARDS?

- Provide **clear guidance** to the development community of city expectations.
- Identify the **“look and feel”** of mixed-use places in Burbank.



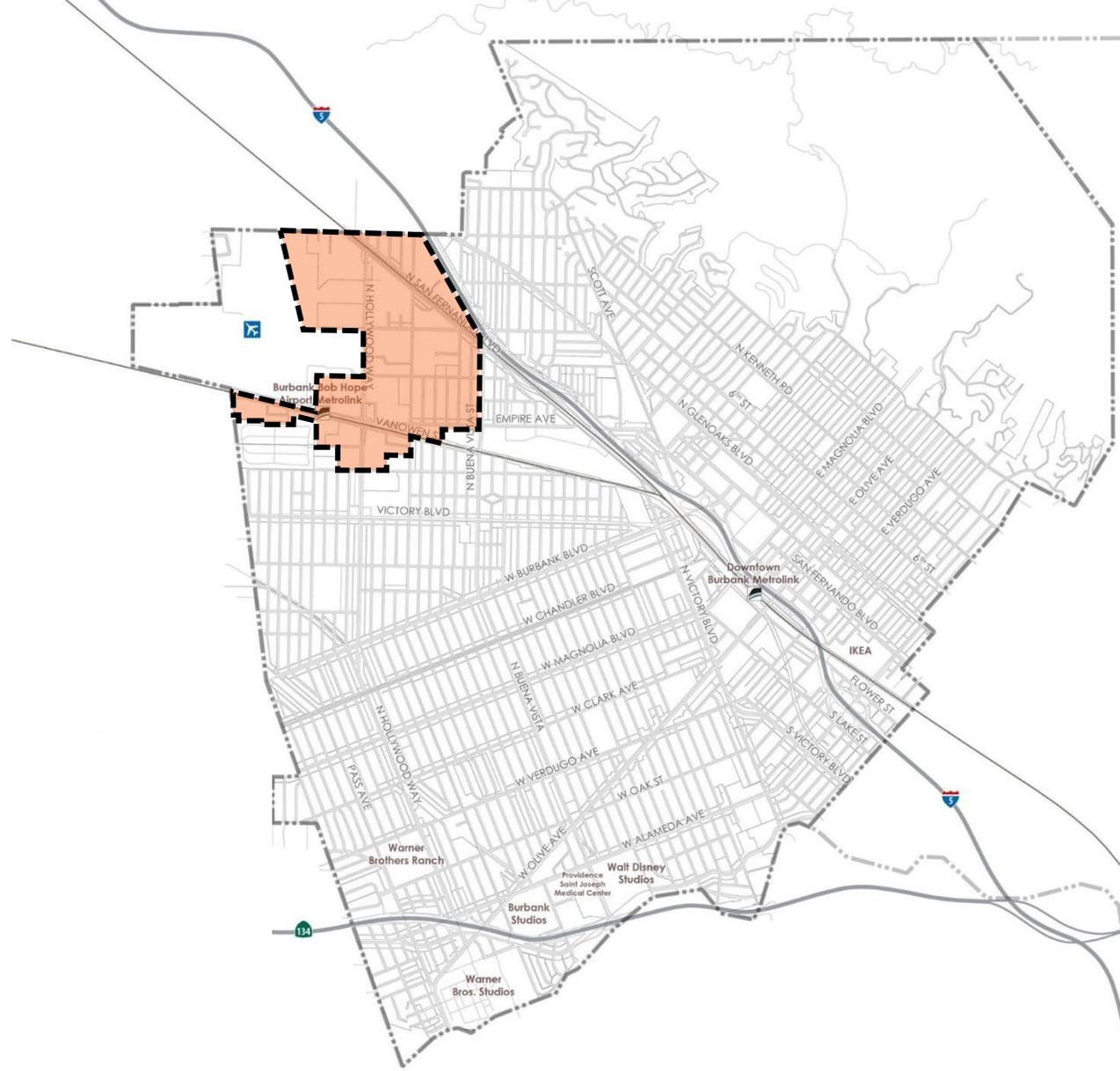
MEDIA DISTRICT

EXISTING CONDITIONS



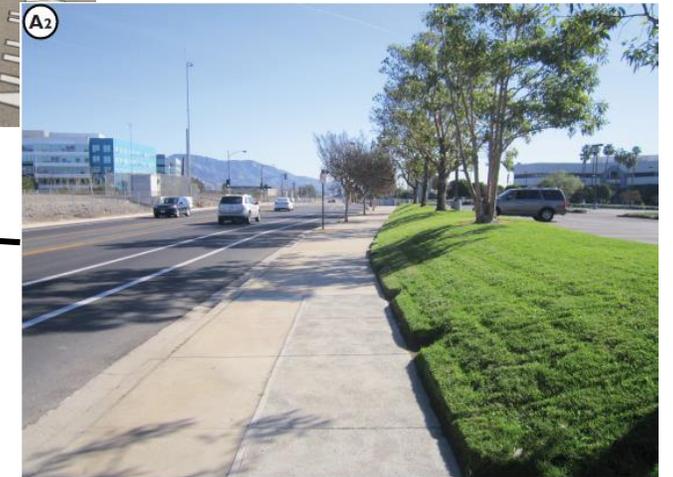
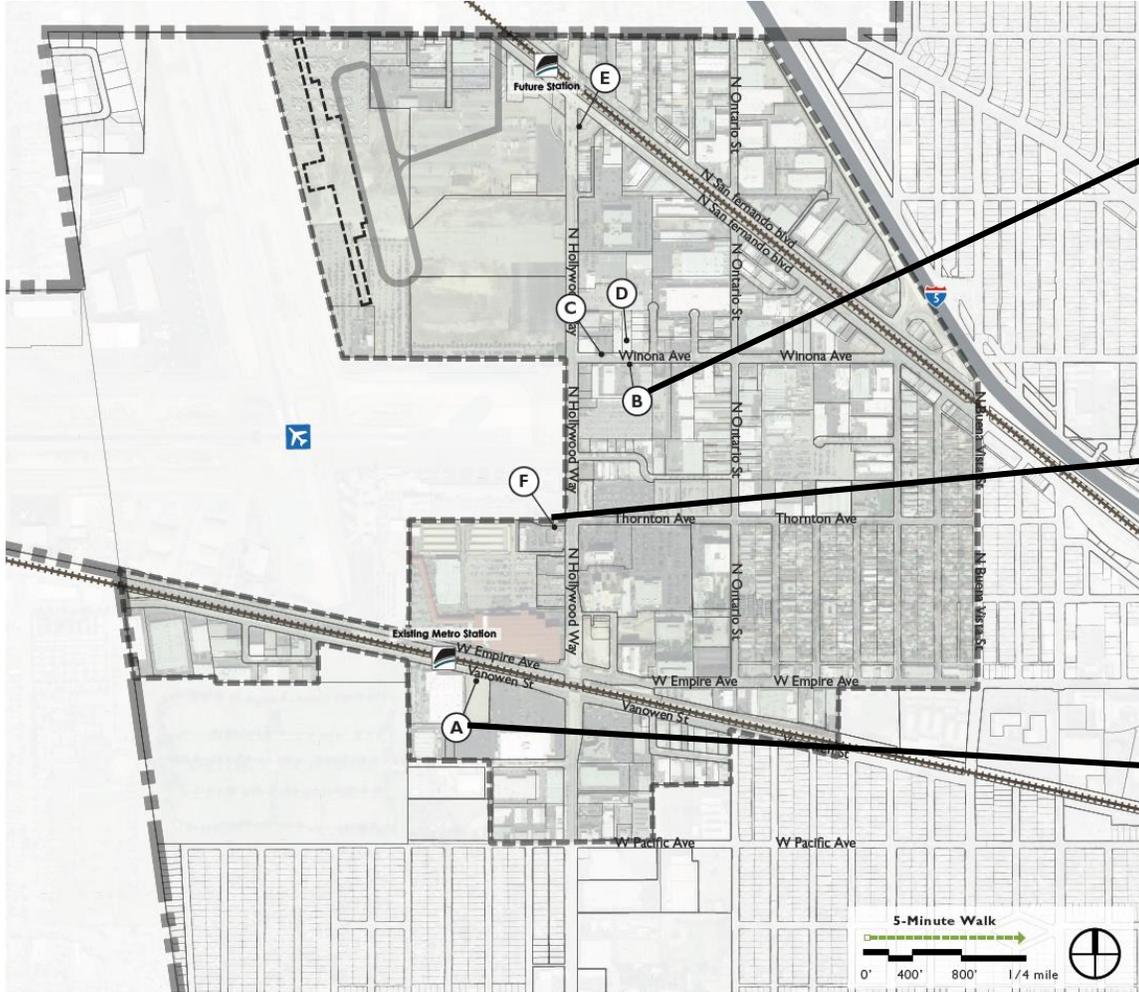
GOLDEN STATE DISTRICT

- Early stages of creating a plan.
- Existing industrial character.
- Adjacent to airport, train, and freeway.
- Regional employment hub, with opportunities for housing/lodging and commercial services.



GOLDEN STATE DISTRICT

EXISTING CONDITIONS



MIXED-USE PLACES



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MIXED-USE DEVELOPMENT STANDARDS

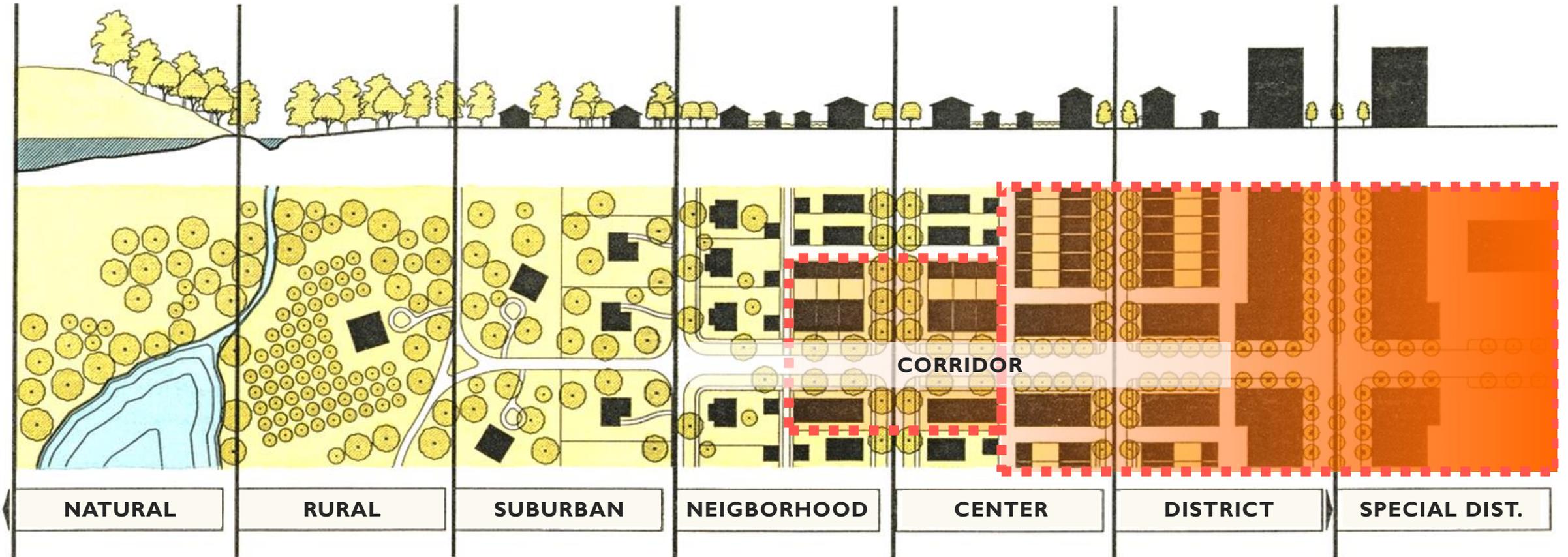


PURPOSE OF MIXED USE PLACES

- Bring necessities and amenities of daily life near residents.
- Enable daily errands and social interaction on foot or by bike, in addition to the option of driving.
- Provide more opportunities for unique, local serving businesses.
- Attract residents who are seeking a more active lifestyle.
- Reduce traffic congestion by offering practical alternatives to driving.
- Support transit services with adjacent development.

SPECTRUM OF PLACE TYPES

BUILDING BLOCKS OF THE CITY



TRADITIONAL MIXED-USE PLACES

TO INTEGRATE LIVING AND COMMERCE



TRADITIONAL MIXED-USE PLACES

ACTIVE PUBLIC SPACE IS FOREGROUND – BUILDINGS ARE BACKGROUND



MODERN MIXED-USE PLACES

TO **RE**-INTEGRATE LIVING AND COMMERCE



MIXED-USE CENTER INFILL

A “THIRD PLACE” YOU CAN WALK OR BIKE TO



MIXED-USE CENTER INFILL

PEDESTRIAN ORIENTED PUBLIC REALM



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MIXED-USE DEVELOPMENT STANDARDS

LWC

SARGENT
TOWN PLANNING

MIXED-USE DISTRICT

MIXED-USE INFILL BUILDINGS + HUMAN-SCALED PUBLIC SPACES



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MIXED-USE DEVELOPMENT STANDARDS



MIXED-USE PLACES

DESIGN PRIORITIES

- Great for walking, biking, transit
- Lively, amenity-rich places
- Offers housing near employment, shopping, dining
- Offers active, urban lifestyle options
- Can include a mix of adaptive reuse and new construction



MIXED-USE PLACES

NEIGHBORHOOD AMENITIES

- Open spaces, parks
- Places to gather, eat
- Support alternative transportation
- Recreational spaces, programmable spaces
- Public art



MIXED-USE DISTRICTS

DOWNTOWN BURBANK



ACTIVITY 1: NEIGHBORHOOD AMENITIES



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MIXED-USE DEVELOPMENT STANDARDS



ACTIVITY 1: NEIGHBORHOOD AMENITIES

- **PURPOSE:** Identify the neighborhood amenities you prefer in each Planning Area.
- **INSTRUCTIONS:**
 - Pick up a set of color stickers at each station and mark your most preferred amenities for that Planning Area.
 - Write-in any additional amenities you don't see.

Take a seat at a numbered table when you're finished.

BURBANK CENTER – DOWNTOWN CORE

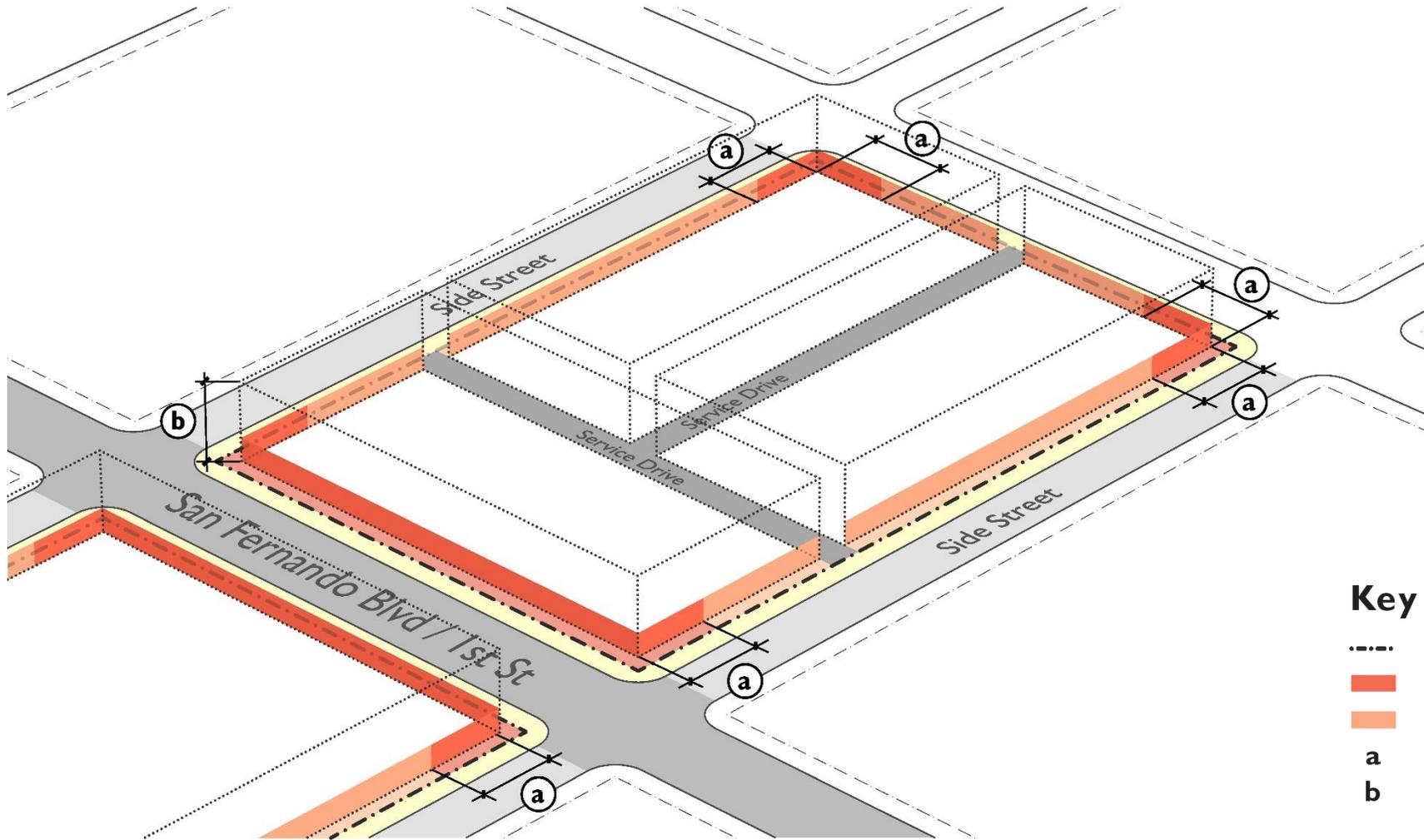
DOWNTOWN CORE

- Street network and block structure already set up for mixed-use.
- Historic building scale and frontage character already appropriate for mixed-use.
- Shared parking supply already set up for mixed-use.
- Streetscape and public realm character already human scale.



BURBANK CENTER- DOWNTOWN CORE

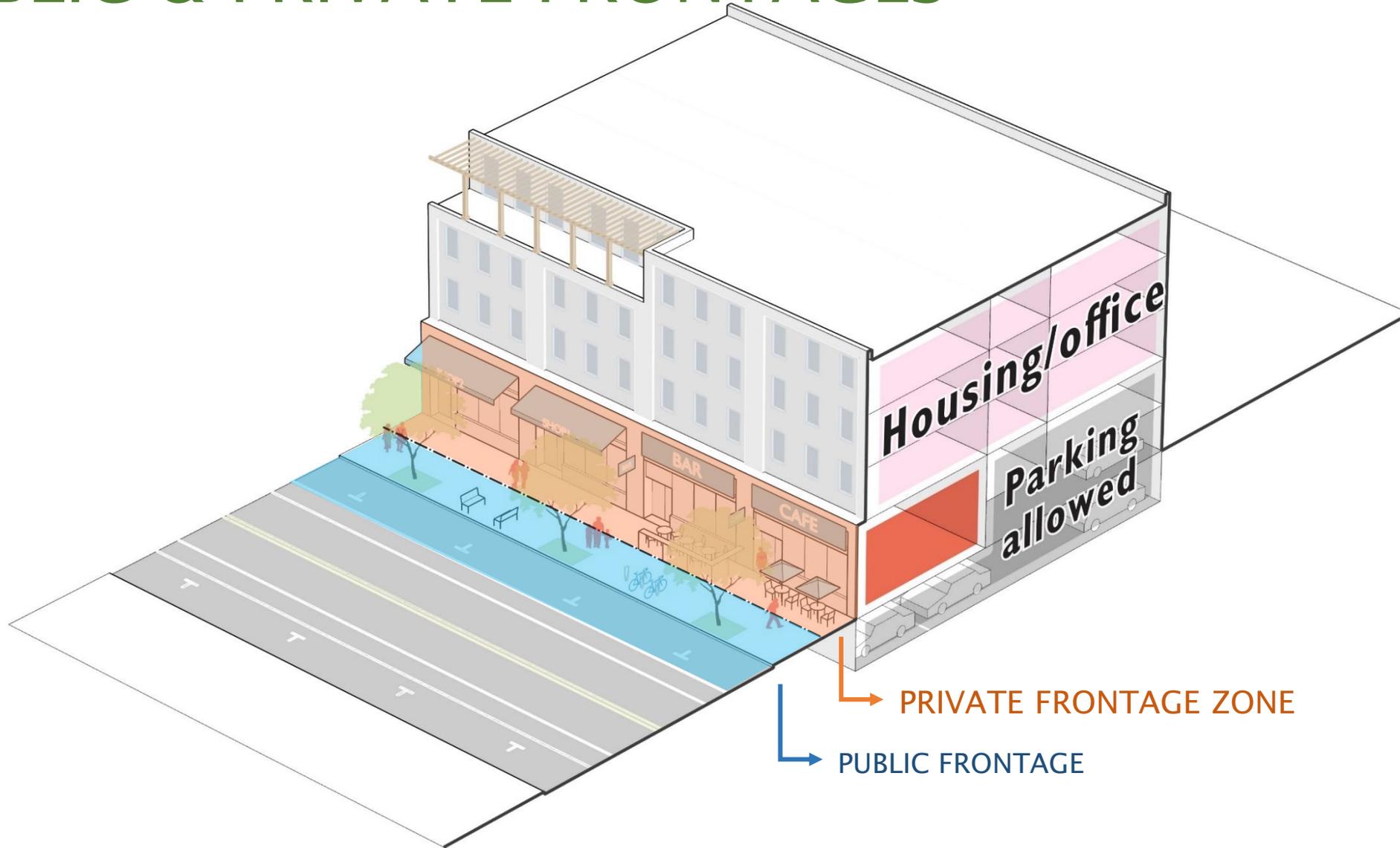
DOWNTOWN CORE – TYPICAL BLOCK



Key

- Property line
- Ground Floor Commercial
- Ground Floor 'Flex' / Ground Floor Res'l
- a Min. commercial frontage
- b Max. building height

PUBLIC & PRIVATE FRONTAGES



PUBLIC & PRIVATE FRONTAGES

RESIDENTIAL GROUND FLOORS - STOOPS



PRIVATE FRONTAGE
ZONE

PEDESTRIAN
ZONE

LANDSCAPE &
FURNISHING
ZONE

CURBSIDE DROP-OFF &
PARKING ZONE

PUBLIC FRONTAGE



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MIXED-USE DEVELOPMENT STANDARDS



PUBLIC & PRIVATE FRONTAGES

RESIDENTIAL GROUND FLOORS – ENTRY LOBBY & PRIVATE BALCONIES



PRIVATE FRONTAGE
ZONE

PEDESTRIAN
ZONE

LANDSCAPE &
FURNISHING
ZONE

CURBSIDE DROP-OFF &
PARKING ZONE

PUBLIC FRONTAGE



CITY OF BURBANK

MIXED-USE DEVELOPMENT STANDARDS



PUBLIC & PRIVATE FRONTAGES

FLEX GROUND FLOORS - DOORYARDS



PRIVATE FRONTAGE
ZONE

PEDESTRIAN
ZONE

LANDSCAPE &
FURNISHING
ZONE

CURBSIDE DROP-OFF &
PARKING ZONE

PUBLIC FRONTAGE



CITY OF BURBANK

MIXED-USE DEVELOPMENT STANDARDS



PUBLIC & PRIVATE FRONTAGES

FLEX GROUND FLOORS – TERRACES



PRIVATE FRONTAGE
ZONE

PEDESTRIAN
ZONE

LANDSCAPE &
FURNISHING
ZONE

CURBSIDE DROP-OFF &
PARKING ZONE

PUBLIC FRONTAGE

MIXED-USE DEVELOPMENT STANDARDS



CITY OF BURBANK



PUBLIC & PRIVATE FRONTAGES

FLEX GROUND FLOORS – SHOPFRONTS



PRIVATE
FRONTAGE
ZONE

CAFÉ
ZONE

PEDESTRIAN
ZONE

LANDSCAPE &
FURNISHING
ZONE

CURBSIDE "FLEX"
ZONE

PUBLIC FRONTAGE



CITY OF BURBANK

MIXED-USE DEVELOPMENT STANDARDS



PUBLIC & PRIVATE FRONTAGES

FLEX GROUND FLOORS – SHOPFRONTS & PARKLETS



PRIVATE
FRONTAGE
ZONE

CAFÉ
ZONE

PEDESTRIAN
ZONE

LANDSCAPE &
FURNISHING
ZONE

CURBSIDE "FLEX"
ZONE

PUBLIC FRONTAGE



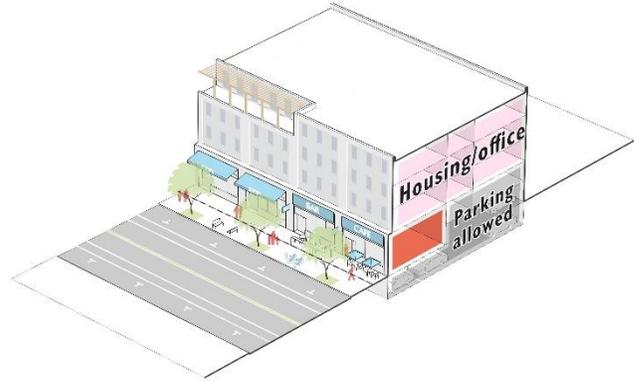
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MIXED-USE DEVELOPMENT STANDARDS



BURBANK CENTER – DOWNTOWN CORE

FRONTAGE TYPE 1 – GROUND FLOOR COMMERCIAL



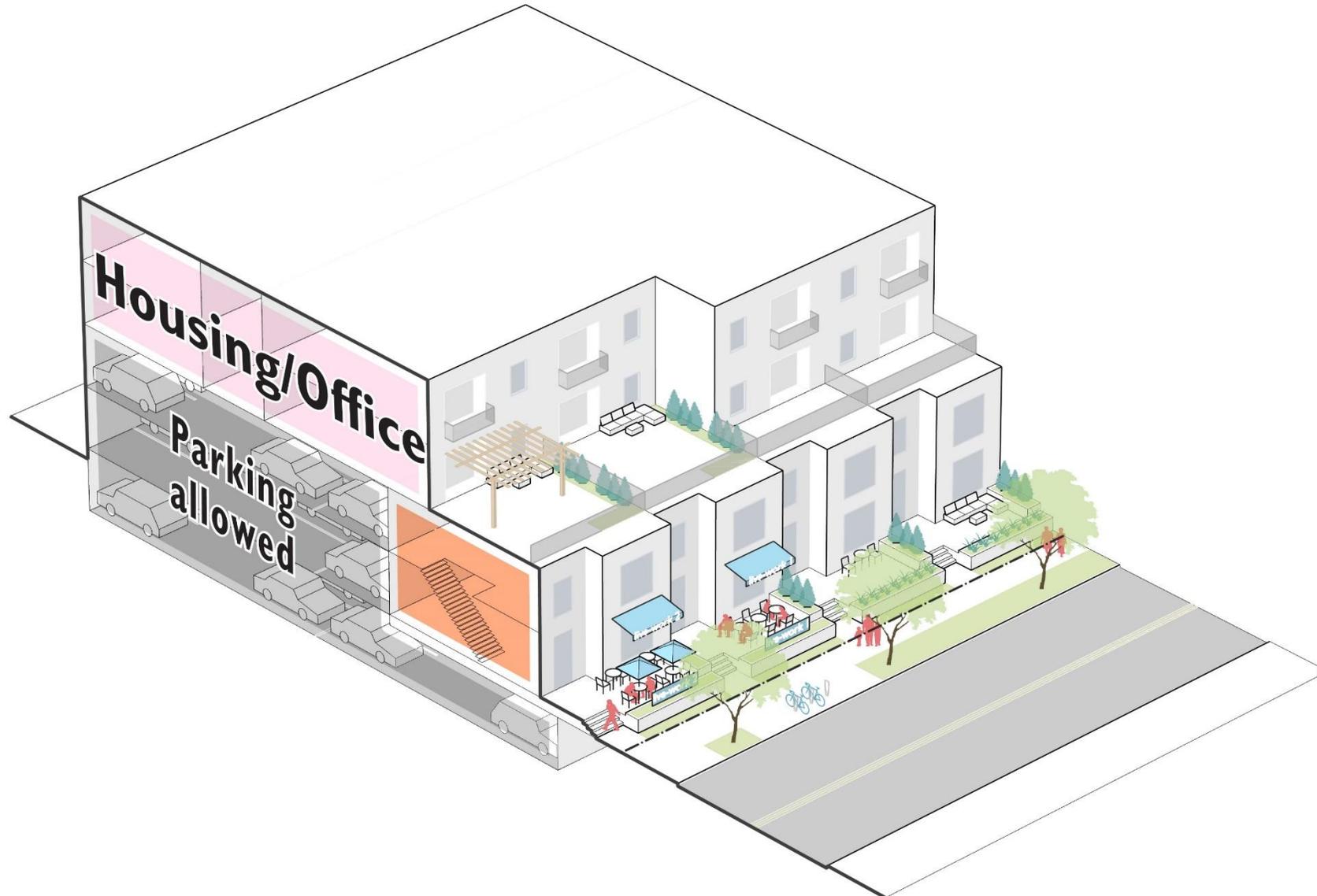
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MIXED-USE DEVELOPMENT STANDARDS



BURBANK CENTER – DOWNTOWN CORE

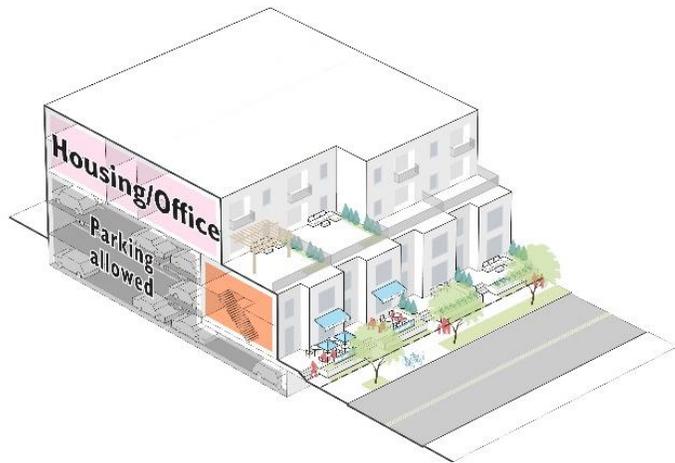
FRONTAGE TYPE 2 – GROUND FLOOR ‘FLEX’



rcial
ground Floor Res'l
age

BURBANK CENTER – DOWNTOWN CORE

FRONTAGE TYPE 2 – GROUND FLOOR ‘FLEX’



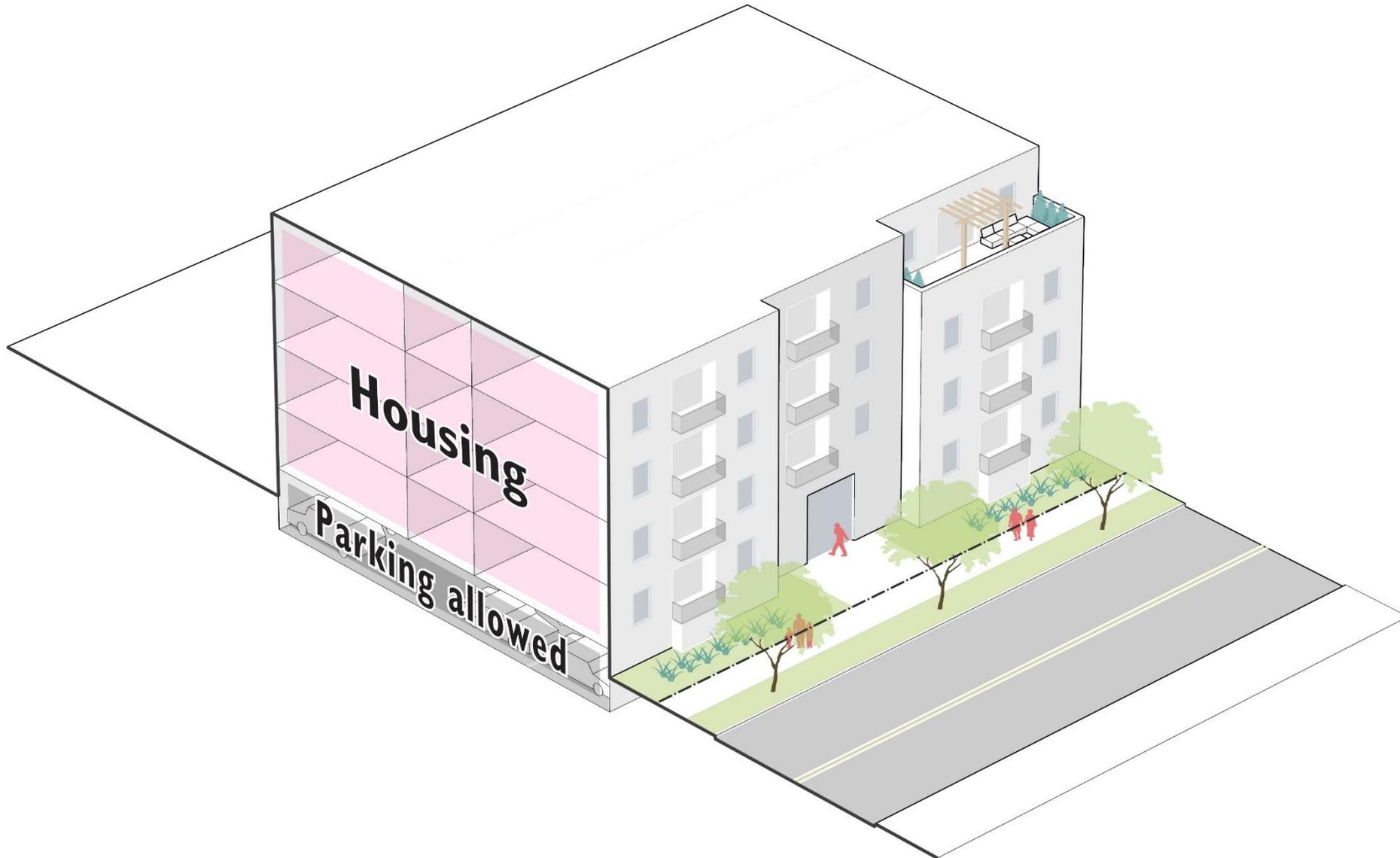
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MIXED-USE DEVELOPMENT STANDARDS



BURBANK CENTER – DOWNTOWN CORE

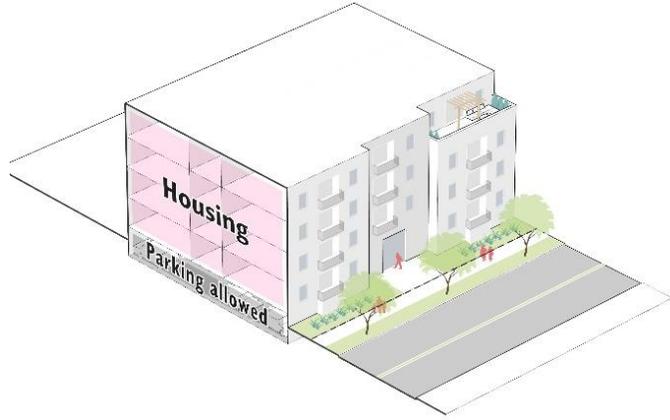
FRONTAGE TYPE 3 – GROUND FLOOR RESIDENTIAL



Commercial
Ground Floor Residential
Usage

BURBANK CENTER – DOWNTOWN CORE

FRONTAGE TYPE 3 – GROUND FLOOR RESIDENTIAL



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MIXED-USE DEVELOPMENT STANDARDS



BURBANK CENTER EDGE

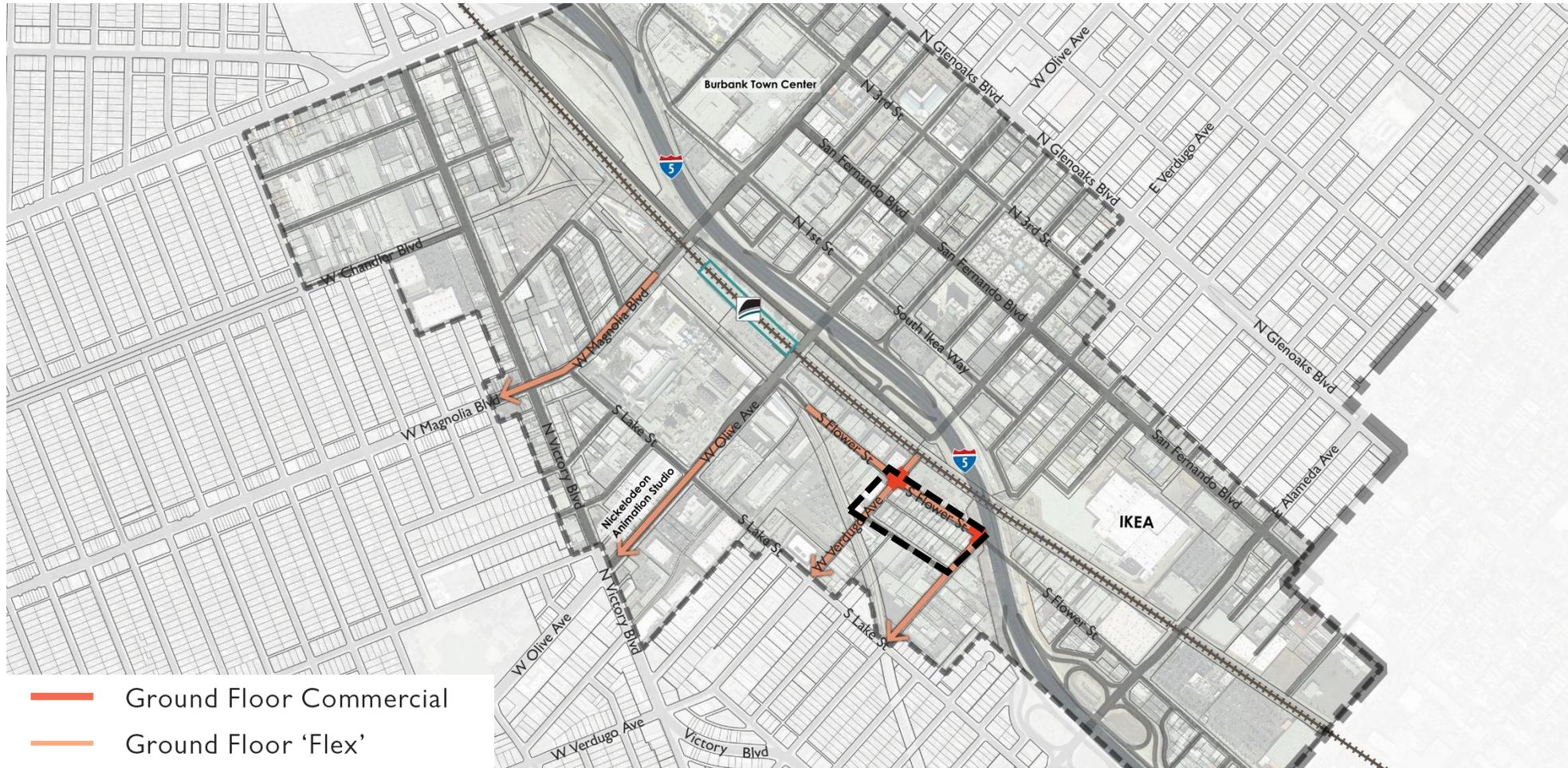
INDUSTRIAL EDGES

- Street network and block structure already not bad for mixed-use.
- Historic building scale and frontage character mostly industrial.
- No shared parking supply for mixed-use.
- Streetscape and public realm character mostly for cars and trucks.



BURBANK CENTER EDGE

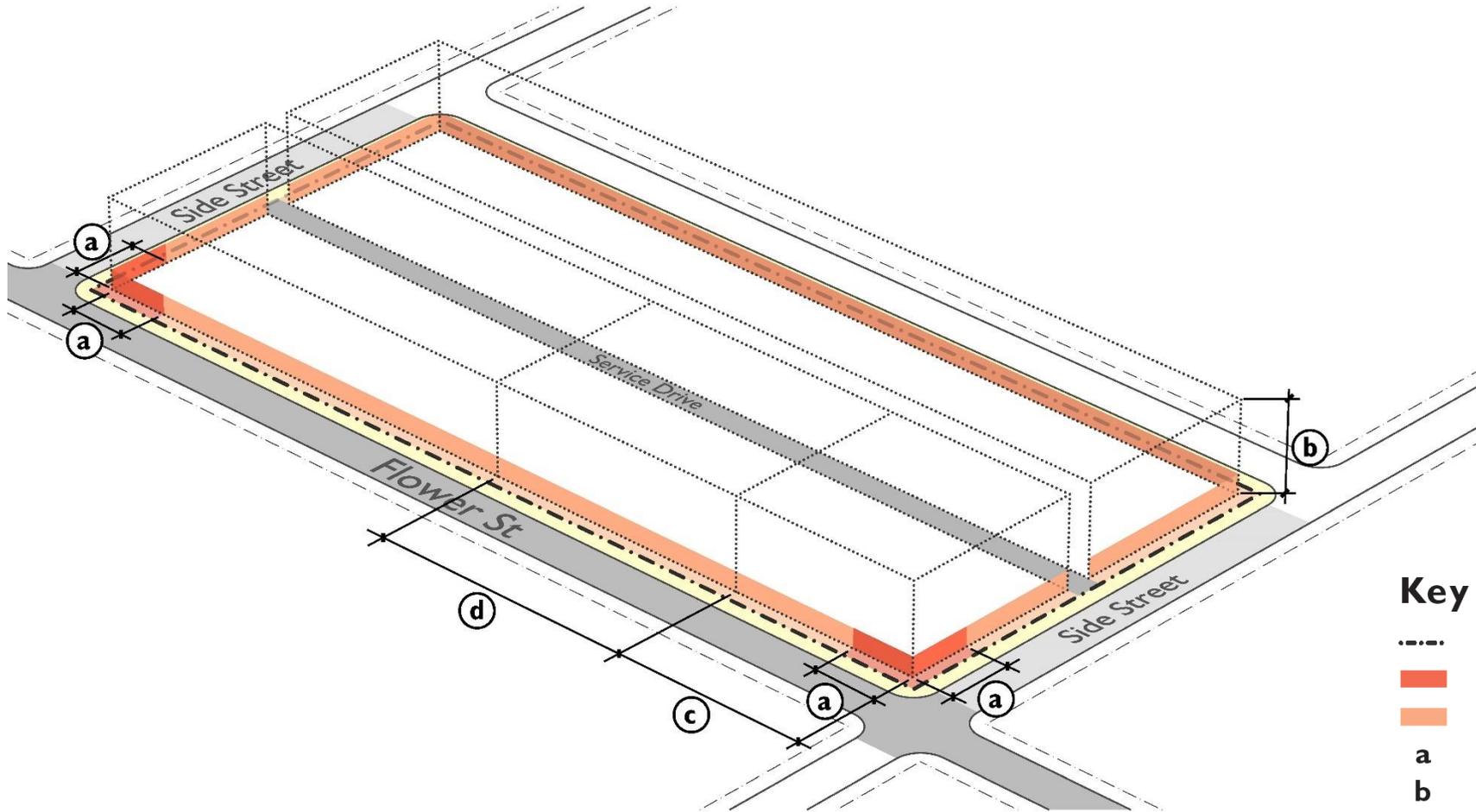
INDUSTRIAL EDGES – EXISTING / RECOMMENDED BLOCK PATTERN



- Ground Floor Commercial
- Ground Floor 'Flex'

BURBANK CENTER EDGE

INDUSTRIAL EDGES - TYPICAL BLOCK

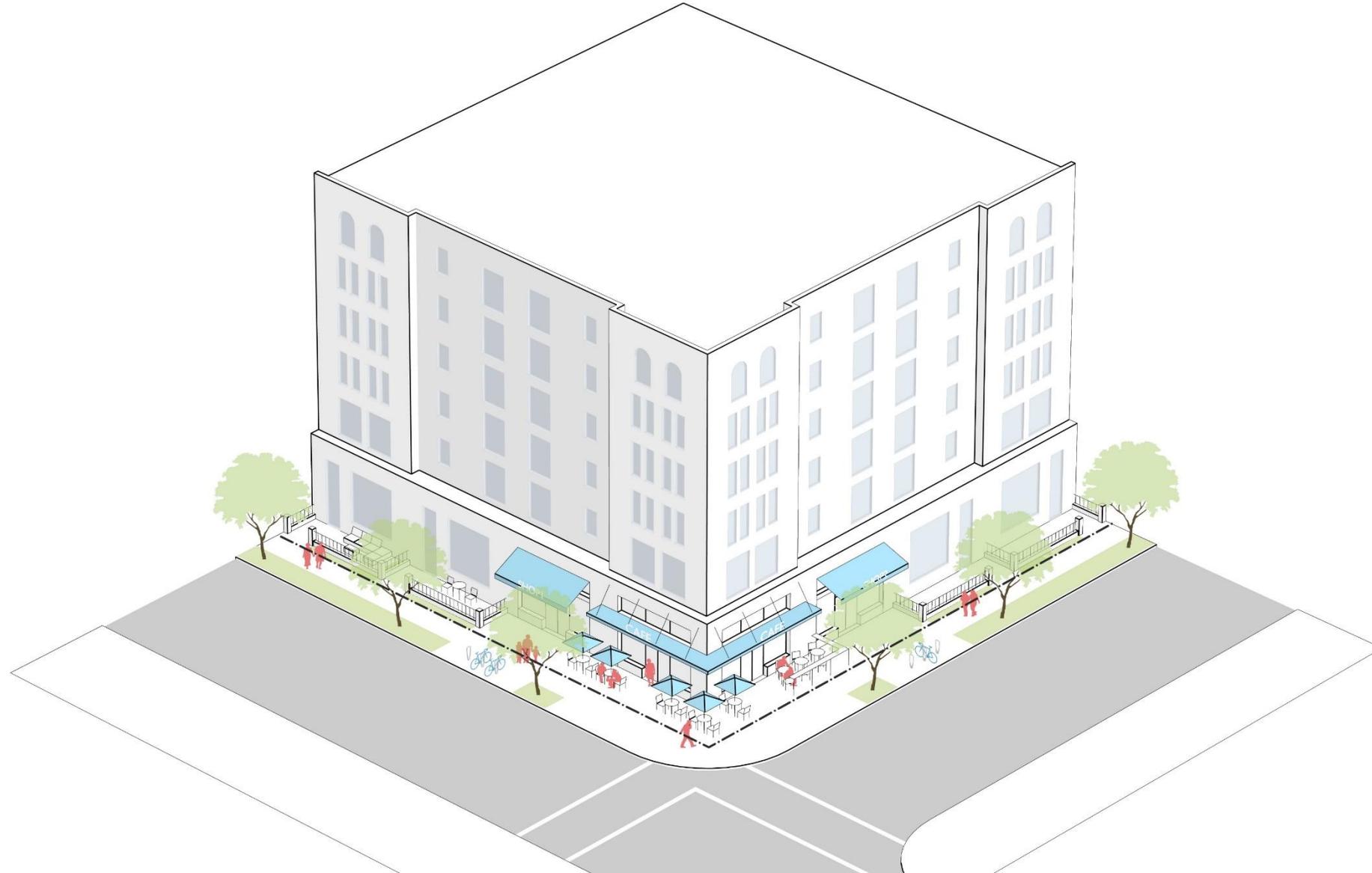


Key

- Property line
- Ground Floor Commercial
- Ground Floor 'Flex'
- a** Min. commercial frontage
- b** Max. building height

BURBANK CENTER EDGE

FRONTAGE TYPE 1 - GROUND FLOOR COMMERCIAL



BURBANK CENTER EDGE

FRONTAGE TYPE 1 – GROUND FLOOR COMMERCIAL



BURBANK CENTER EDGE

FRONTAGE TYPE 2 – GROUND FLOOR ‘FLEX’



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MIXED-USE DEVELOPMENT STANDARDS



GOLDEN STATE DISTRICT

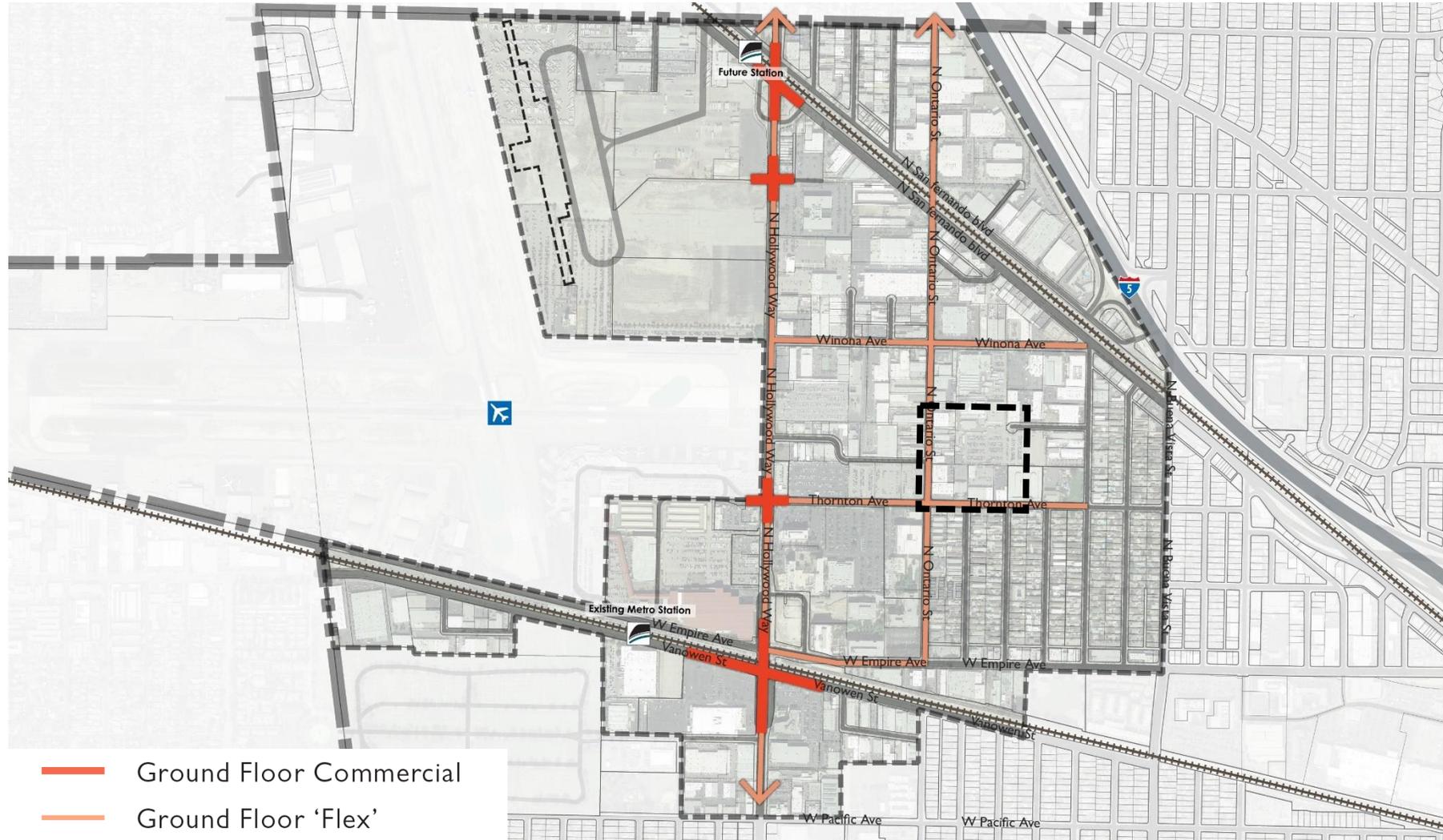
ONTARIO & WINONA

- Large Industrial blocks.
- Existing building scale and frontage character is industrial.
- Limited parking, not shared.
- Streetscape and public realm character designed for trucks and cars.



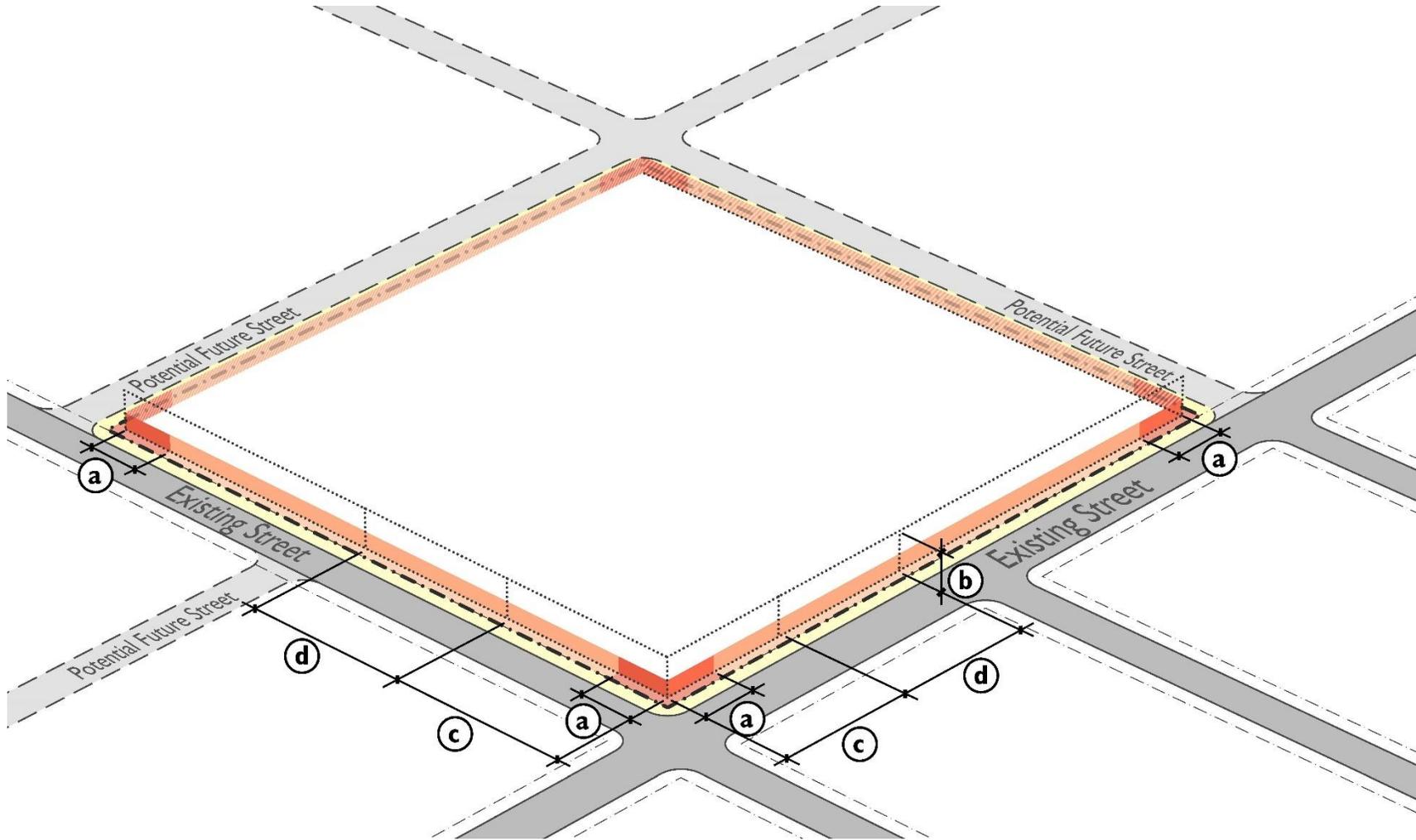
GOLDEN STATE DISTRICT

EXISTING / RECOMMENDED BLOCK PATTERN



GOLDEN STATE DISTRICT

TYPICAL BLOCK



Key

- Property line
- Ground Floor Commercial
- Ground Floor 'Flex'/Ground Floor Res'l
- a** Min. commercial frontage
- b** Building height

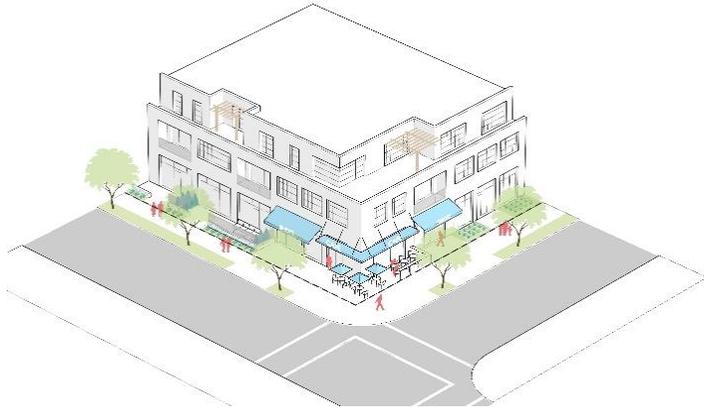
GOLDEN STATE DISTRICT

FRONTAGE TYPE 1 - GROUND FLOOR COMMERCIAL



GOLDEN STATE DISTRICT

FRONTAGE TYPE 1 – GROUND FLOOR COMMERCIAL



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MIXED-USE DEVELOPMENT STANDARDS



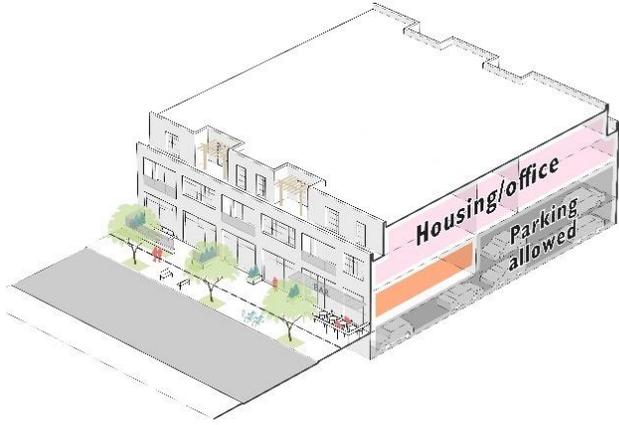
GOLDEN STATE DISTRICT

FRONTAGE TYPE 2 – GROUND FLOOR ‘FLEX’



GOLDEN STATE DISTRICT

FRONTAGE TYPE 2 – GROUND FLOOR ‘FLEX’



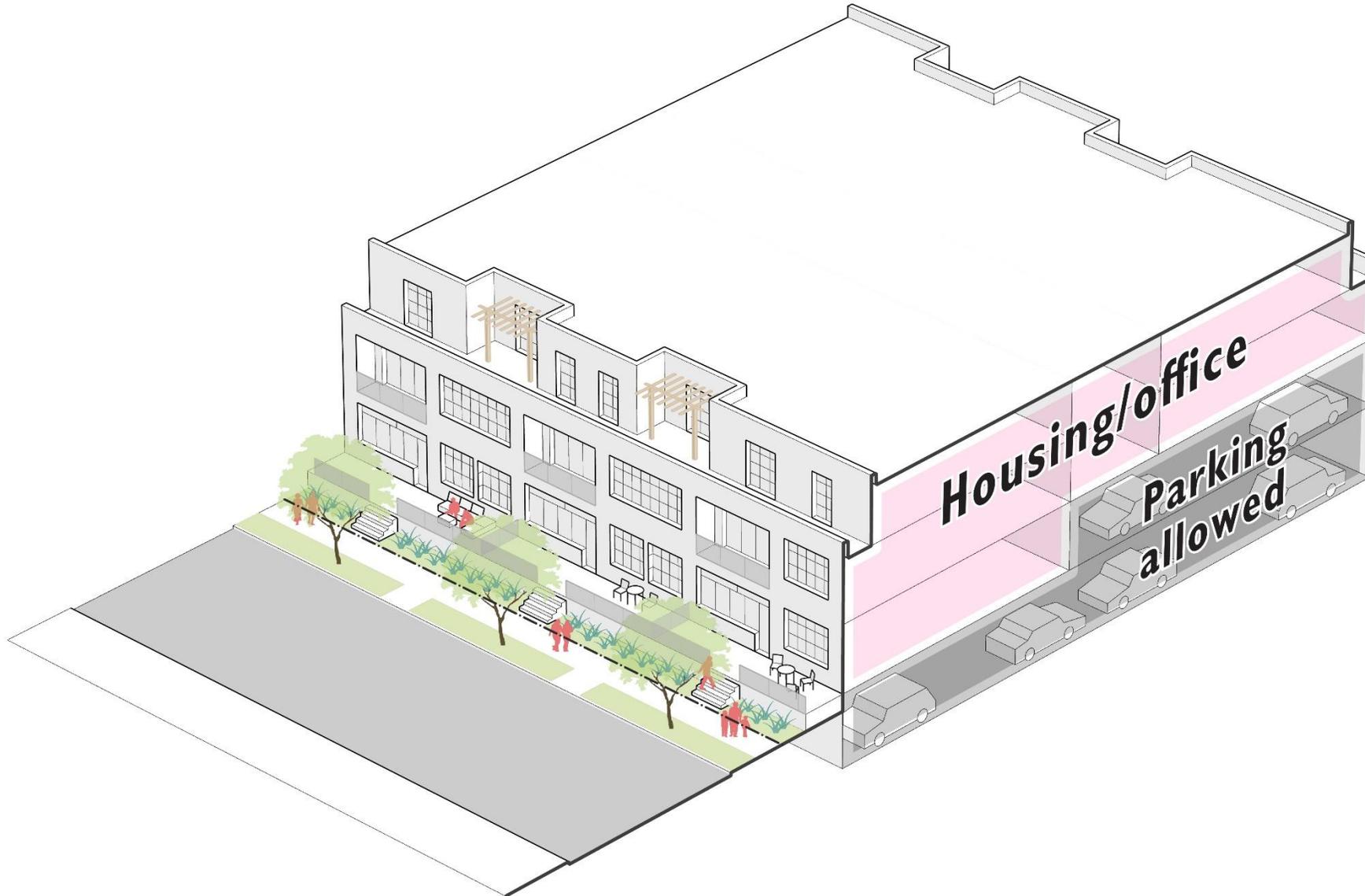
CITY OF BURBANK

MIXED-USE DEVELOPMENT STANDARDS



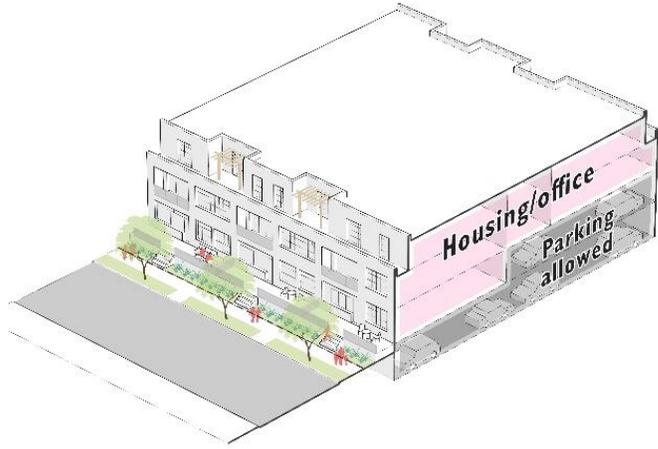
GOLDEN STATE DISTRICT

FRONTAGE TYPE 3 – GROUND FLOOR RESIDENTIAL



GOLDEN STATE DISTRICT

FRONTAGE TYPE 2 – GROUND FLOOR RESIDENTIAL



MEDIA DISTRICT

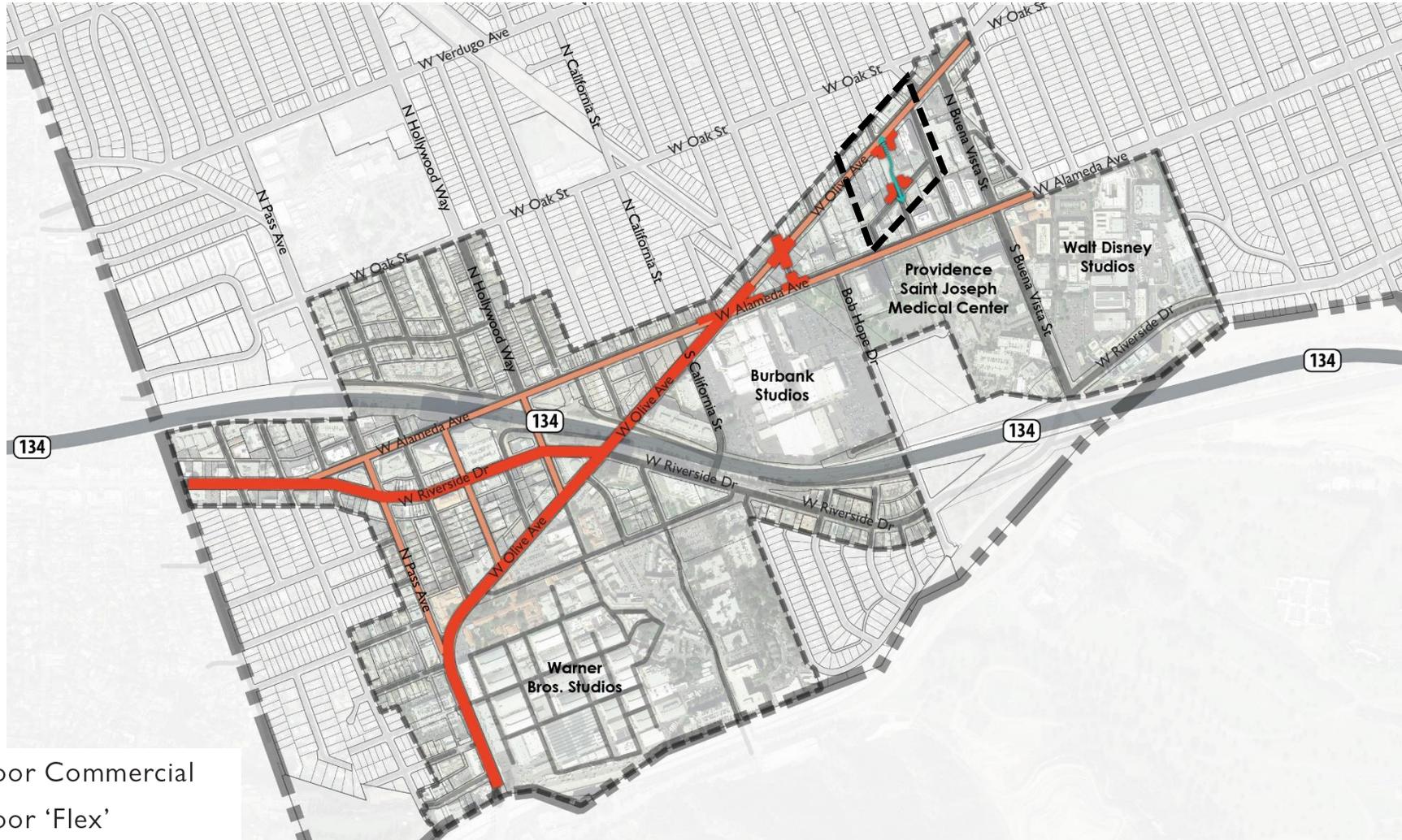
TRIANGLE BLOCK ON OLIVE AVENUE

- Street network and block structure not ready for mixed-use
- Existing building scale and frontage character mixed, pedestrian-oriented
- Lots of parking but no sharing arrangements
- Streetscape and public realm designed for cars



MEDIA DISTRICT

EXISTING / RECOMMENDED BLOCK PATTERN



- Ground Floor Commercial
- Ground Floor 'Flex'



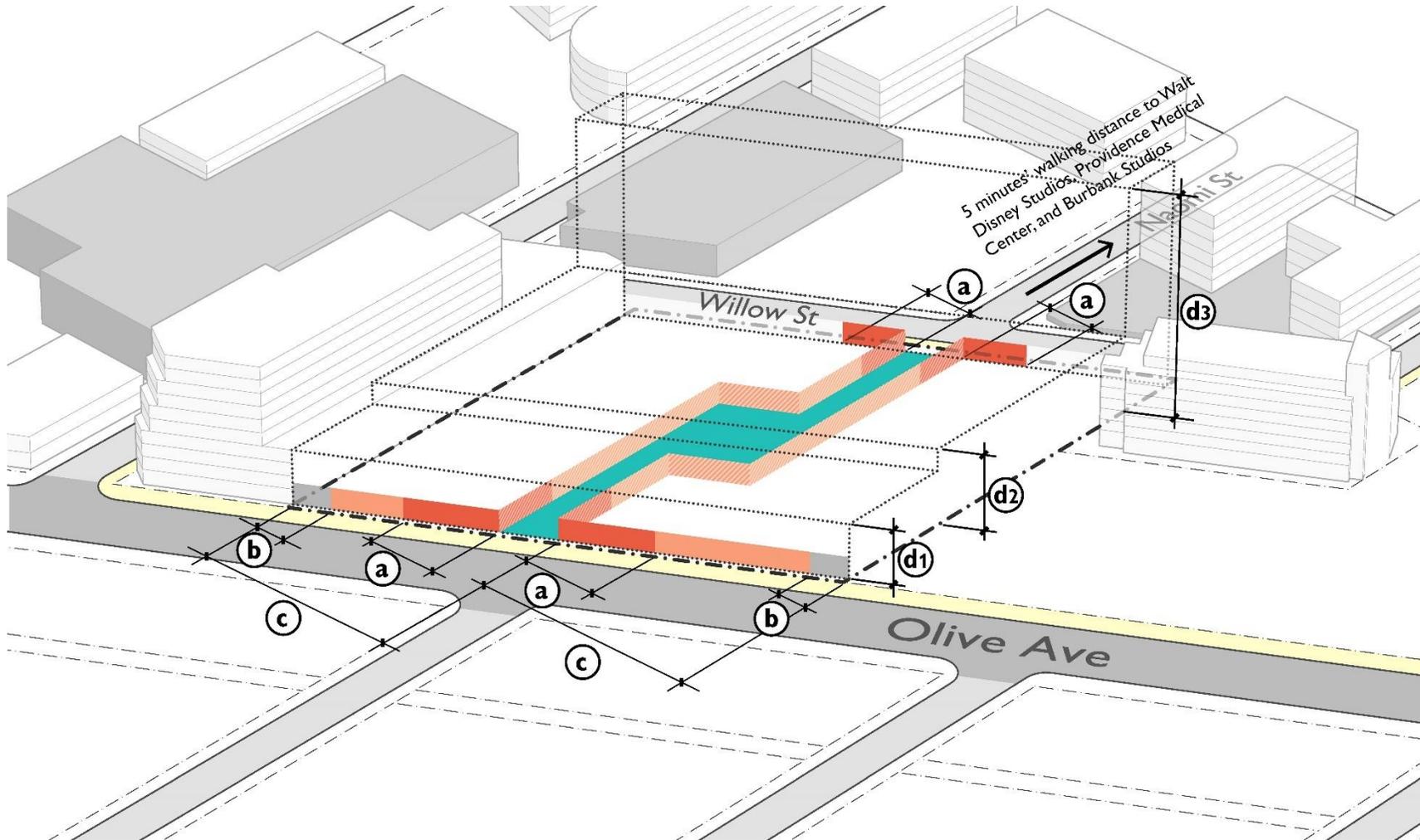
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MIXED-USE DEVELOPMENT STANDARDS



MEDIA DISTRICT

TYPICAL BLOCK



Key

- Property line
- Red Ground Floor Commercial required
- Orange Ground Floor 'Flex' allowed
- Teal Pedestrian Passage
- a Min. commercial frontage
- b Max. vehicle access
- c Min. project width
- d Max. building height

MEDIA DISTRICT

FRONTAGE TYPE 1 - GROUND FLOOR COMMERCIAL



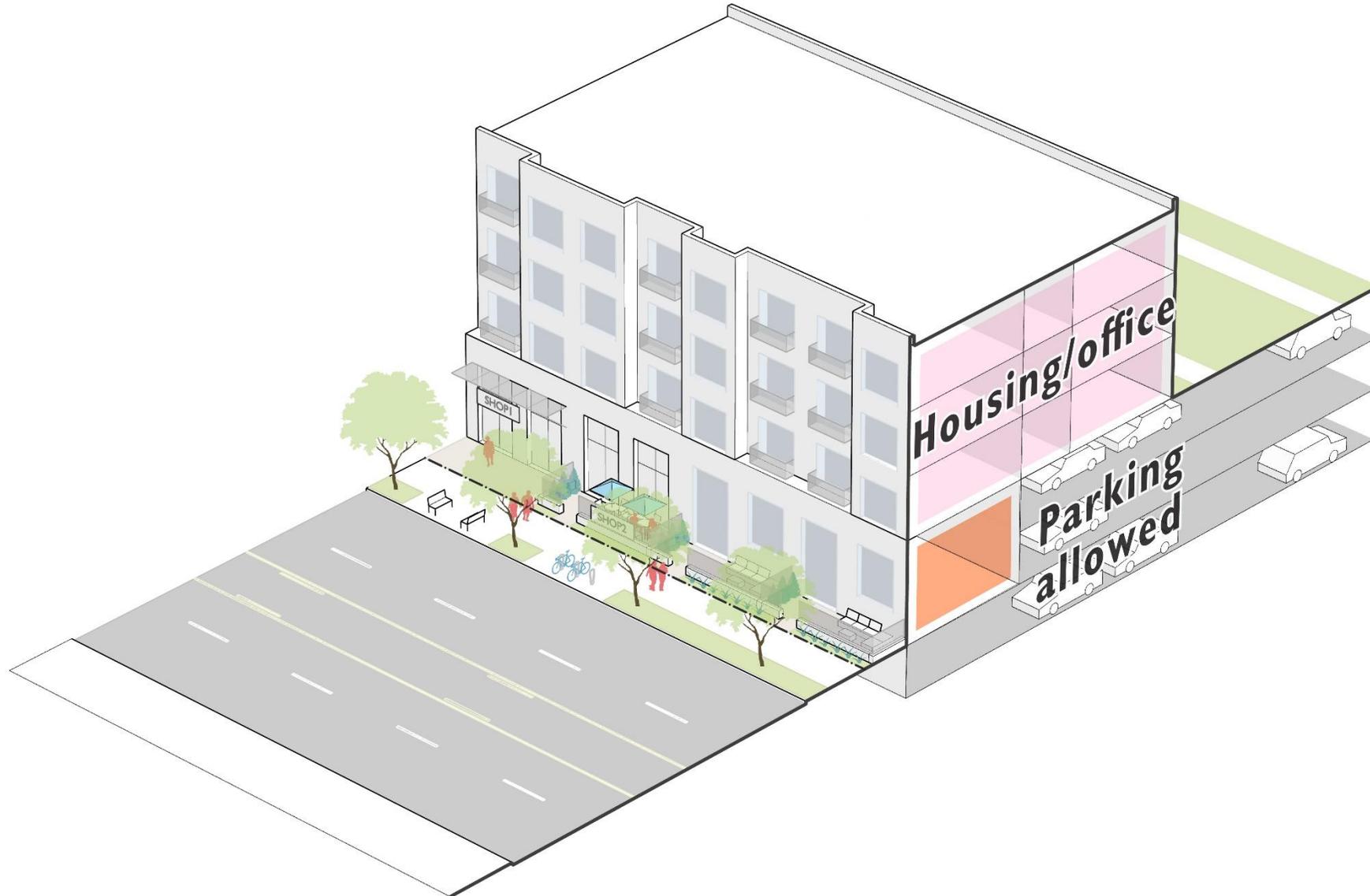
MEDIA DISTRICT

FRONTAGE TYPE 1 – GROUND FLOOR COMMERCIAL



MEDIA DISTRICT

FRONTAGE TYPE 2 – GROUND FLOOR ‘FLEX’



MEDIA DISTRICT

FRONTAGE TYPE 2 – GROUND FLOOR ‘FLEX’



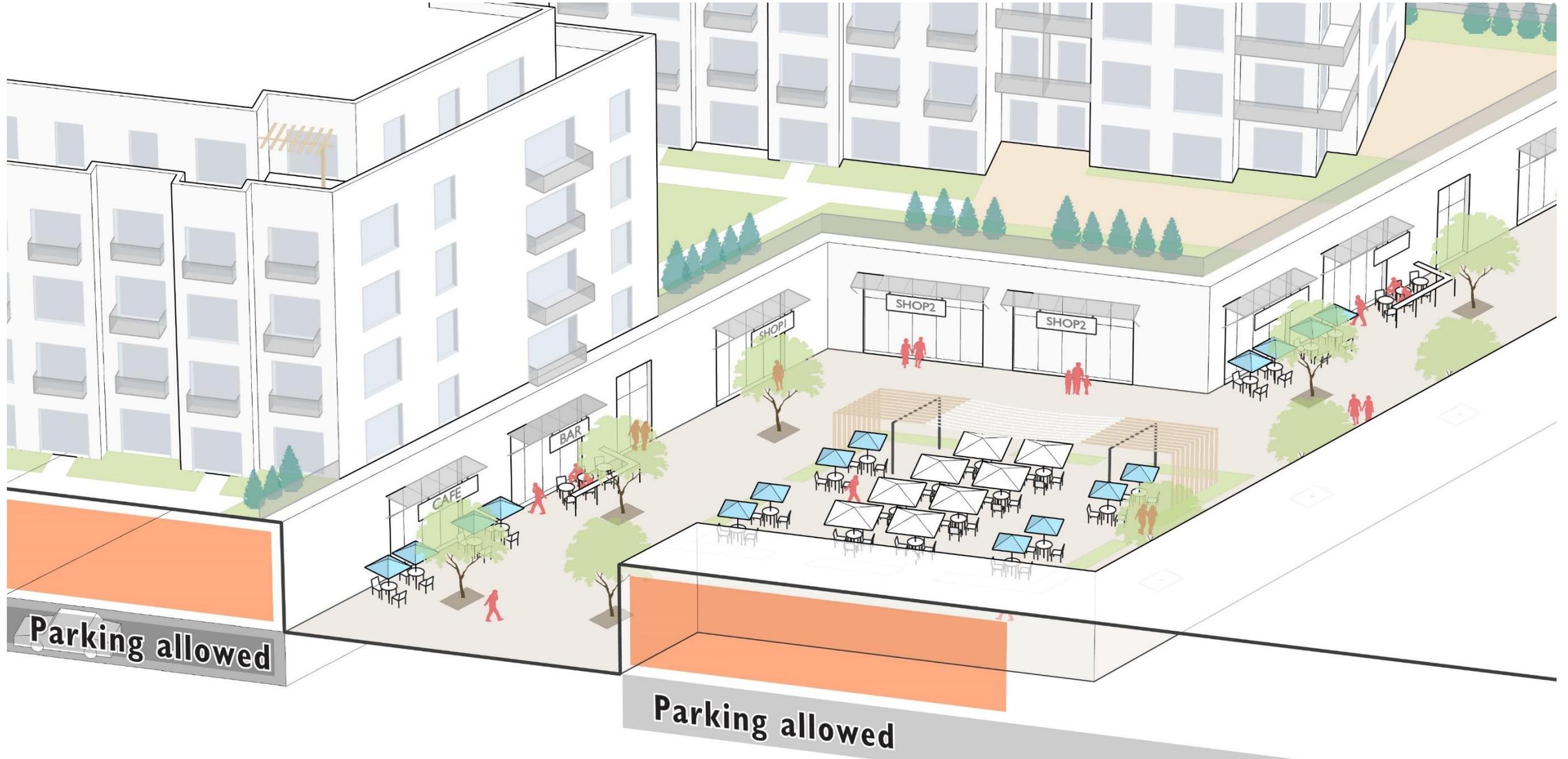
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MEDIA DISTRICT

FRONTAGE TYPE 3 – PEDESTRIAN PASSAGE



ACTIVITY 2: MAP FRONTAGE TYPES & NEIGHBORHOOD AMENITIES



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MIXED-USE DEVELOPMENT STANDARDS



ACTIVITY 2: MAP FRONTAGE TYPES & AMENITIES

- **PURPOSE:** Identify and map preferred building frontages and desired neighborhood amenities in each Planning Area.
- **INSTRUCTIONS:**
 - Facilitators will rotate to your table with each Planning Area.
 - Mark-up maps with markers and post-its as a group.
 - Report-back to the group.

NEXT STEPS

- Results from this workshop will be shared with the Planning Board at a Study Session.
- Input today will help frame the Draft Mixed-Use Development Standards.

THANK YOU!



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